



Victor Road, SE20  
£650,000

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# In general

- Beautiful Alexandra Cottage
- Reception of 17'3 x 15'6 ft
- Three bedrooms
- West facing garden
- Kitchen
- Bathroom
- Off street parking
- Excellent Transport links
- Conservation area

# In detail

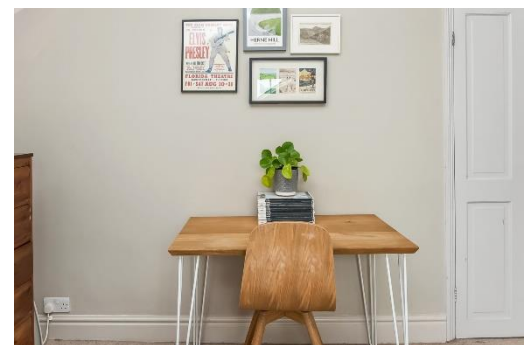
A delightful, three bedroom Alexandra Cottage, with west facing garden and off street parking, available for sale in Penge.

The approach to this charming home is inviting, with a front garden filled with herbaceous plants and perennials, and external woodwork finished in a subtle sage green, which beautifully compliments the brickwork. The wonderfully light entrance creates a welcome introduction into the surprisingly spacious accommodation; comprising a 17'3 x 15'6 ft reception / dining / family room located in the centre of the home, this room provides ample space to entertain, lounge, and dine with plenty of space for a table of six, a cosy lounge to the front, kitchen with wood block surfaces, family bathroom and three bedrooms.

To the rear is an attractive west facing garden stocked with established plants attracting an array of wildlife, a lovely lawn, and two patio seating areas, perfect for alfresco dining or simply whiling the day away with a good book.

Victor Road is one of the charming and highly desirable roads set within the Alexandra Conservation area. Sought after for the picturesque properties, sense of community and close proximity to some lovely coffee shops, transport links including Sydenham Overground, Penge East (London/Victoria) and Penge West as well as green open spaces such as the Alexandra Recreation grounds and Crystal Palace Park.

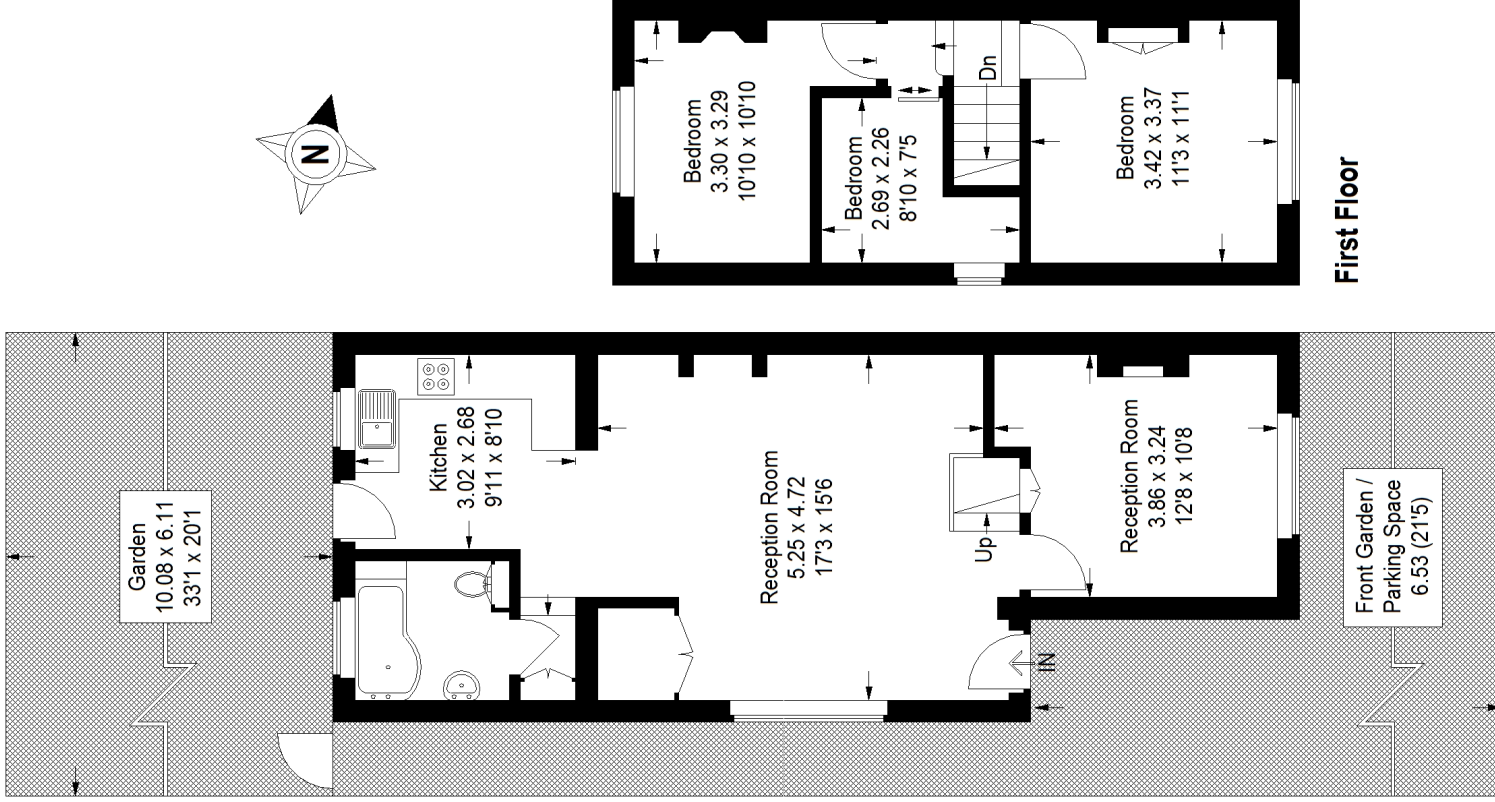
EPC: D | Council Tax Band: D



# Floorplan

## Victor Road, SE20

Approximate Gross Internal Area  
 Ground Floor = 54.2 sq m / 583 sq ft  
 First Floor = 28.9 sq m / 311 sq ft  
 Total = 83.1 sq m / 894 sq ft



### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	68 D	86 B
39-54	E		
21-38	F		
1-20	G		

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